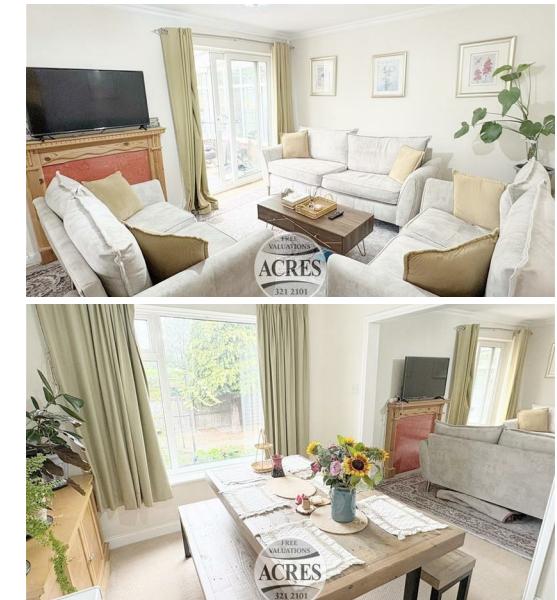




- Well Presented End Terraced Family Home
- Lounge & dining room
- Fitted kitchen
- Three well proportioned bedrooms
- Contemporary family bathroom
- Downstairs WC
- Conservatory
- Rear Garden
- Detached single garage to rear
- Viewing is considered essential.



**ALWYNN WALK, ERDINGTON, B23 7FP - OFFERS AROUND £225,000**

A well presented three bedroom family home, perfectly positioned with a lounge, dining room, kitchen, and conservatory leading to a private rear garden. The first floor offers three good sized bedrooms and a modern bathroom. Located close to local amenities and the Brookvale Park and lake. Ideal for families or those seeking a versatile home in a sought after location.

**Porch:** Welcoming entrance accessed via a paved path and beautifully maintained lawned front garden. The porch features a PVC double glazed composite door with side windows, tiled flooring, and handy storage cupboard, setting the tone for this delightful home.

**Hall:** Bright and inviting, with an obscure PVC double glazed front window, laminate flooring, radiator with cupboard, and stairs leading to the first floor landing. Provides access to the downstairs WC, lounge, dining room, and kitchen.

**WC:** A stylish and practical space with an obscure PVC double glazed window, contemporary white suite including a low flushing WC, hand wash basin within a vanity unit, tiled surround, and laminate flooring.

**Lounge 14'09" x 11'08":** Generous living area flooded with natural light from PVC double-glazed patio doors opening into the conservatory and rear garden. Radiator and ample space for a variety of lounge furniture make this a perfect space to relax or entertain.

**Dining Room 10'01" x 9'08":** Bright and airy dining space with PVC double glazed window to the rear, radiator, and plenty of room for a family dining table, ideal for gatherings and mealtimes.

**Conservatory 10'06" x 9'04":** Part brick built conservatory with PVC double glazed windows and French doors opening onto the garden. Tiled flooring makes it an ideal sunroom or additional living space.

**Kitchen 9'08" x 7'05":** Well appointed kitchen with a PVC double glazed window overlooking the front garden. Fitted with a stainless steel sink and drainer, roll top work surfaces, matching base and wall units, electric oven and hob with extractor hood, and space for a fridge/freezer, washing machine, and dishwasher. Tiled flooring and splashbacks complete this functional yet stylish space.

## First Floor

**Bedroom 1 14'11" x 8'11":** Spacious main bedroom with PVC double-glazed window to the rear, radiator, and storage cupboard, offering a peaceful retreat.

**Bedroom 2 11'09" x 9'07":** Well proportioned second bedroom with rear facing PVC double glazed window and radiator, ideal as a guest or family bedroom.

**Bedroom 3 11'08"max 9'07"min x 5'09":** Third bedroom with rear facing PVC double glazed window, radiator, and built in storage cupboard, perfect as a home office or nursery.

**Bathroom:** Modern and elegant, featuring an obscure PVC double glazed window, P shaped panelled bath with glass screen, low flushing WC, hand wash basin, tiled surround, tiled flooring, and chrome effect ladder style radiator.

**Garden:** maintained rear garden with two decorative paved areas, a stone garden with mature trees and shrubs, and fully fenced boundaries providing privacy and a lovely outdoor space for entertaining or relaxing.

**Garage:** Detached single garage offering secure storage and off road parking. (please check the suitability for your own vehicle)



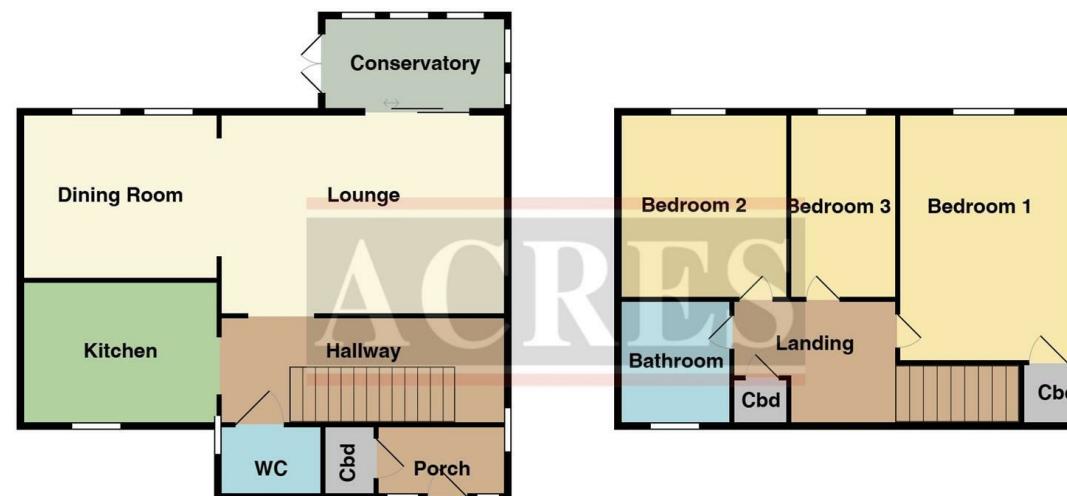
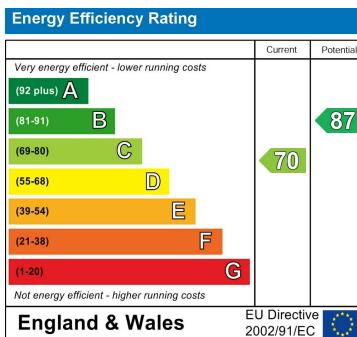
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TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to Movebutler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.